



The map is a topographic representation of the Kelford area. It features contour lines indicating elevation, with labels such as 65, 75, 80, 85, 90, 92, 93, 95, and 99. Major roads are shown as solid lines, including US Highway 1249 running north-south, US Highway 1207 running east-west, and US Highway 1204 running north-south. A railroad line, labeled 'SEABOARD', runs diagonally from the upper left to the lower right. The town of Kelford is located in the lower center, with a cluster of buildings and a 'WT' (water tower) symbol. Other locations include Roxobel to the northwest and 'Roxobel-Kelford Sch' (school) to the west of Kelford. Numerous cemeteries are marked with 'Cem' and a cross symbol. Benchmarks are labeled 'BM 97', 'BM 89', and 'BM 81'. The title 'TOWN OF KELFORD Initial Land Use Plan 1988' is prominently displayed in the upper center. A legend in the bottom left corner provides details about the map's creation.

TOWN OF KELFORD

Initial Land Use Plan

1988

HD
211
.N8
T69
1989

HD211.N8 769 1989

T O W N O F K E L F O R D
I N I T I A L L A N D U S E P L A N

1988

Adopted by the Kelford Town Council on January 24, 1989.
Certified by the Coastal Resources Commission on
January 27, 1989.

Prepared for:

Kelford Town Council

Daniel M. Bazemore
James H. Dixon
P.C. Dixon (Deceased)
Jim T. Harrell
Estelle M. Lewis
M.K. Vick

Franklin P. Lewis, Sr., Mayor
Linda Pruden, Clerk

Prepared by:

Kelford Planning Board

Daniel M. Bazemore
James H. Dixon
P.C. Dixon (Deceased)
Jim T. Harrell
Estelle M. Lewis, Vice Chairman
Franklin P. Lewis, Secretary
M.K. Vick, Chairman

Planning assistance provided by:

Mid-East Commission
1 Harding Square
Washington, North Carolina 27889
(919)946-8043

Libby Anderson, Planner-in-Charge

Preparation financed in part by:

A grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration.

TOWN OF KELFORD
INITIAL LAND USE PLAN

1988

CONTENTS	PAGE
I. BACKGROUND	
A. Population.....	3
B. Housing.....	5
C. Economy and Income.....	6
II. LAND USE	
A. Existing Conditions.....	8
B. Land Use Concerns.....	9
C. Development Controls.....	10
D. Development Constraints.....	12
III. POLICY OBJECTIVES AND IMPLEMENTATION	
A. Resource Protection.....	21
B. Resource Production and Management.....	26
C. Economic and Community Development.....	29
D. Storm Hazards.....	34
E. Public Participation.....	38
IV. LAND CLASSIFICATION	
A. Purpose.....	40
B. Classification Scheme.....	41
C. Intergovernmental Coordination.....	44

Bibliography

Appendix A - State and Federal Regulatory Devices

Appendix B - Agencies Coordinating Storm Preparedness

Appendix C - Schedule and Subject of Meetings

LISTING OF TABLES

		PAGE
1	Population Density.....	7.1
2	Regional Population.....	7.1
3	County Population.....	7.2
4	Population Age Structure.....	7.2
5	Housing Characteristics 1980.....	7.3
6	Bertie County Employment 1980.....	7.3
7	Labor Force.....	7.4
8	Per Capita Income 1984.....	7.4
9	Kelford Area Soil Characteristics.....	20.1
10	Future Regional Population.....	20.1
11	School Enrollment.....	20.2
12	County Population Age Structure 1987-1995.....	20.2

LISTING OF ILLUSTRATIONS

		PAGE
FIGURE	1	North Carolina Counties..... 7.5
	2	Bertie County Land Use..... 7.6
	3	Regional Population 1980-1987..... 7.7
	4	Per Capita Income 1970-1984..... 7.8
MAP	1	Existing Land Use..... 20.3
	2	Kelford Soils Map..... 20.4
	3	Kelford Topography Map..... 20.5
	4	Land Classification..... 44.2

TOWN OF KELFORD
Initial Land Use Plan
1988

I. BACKGROUND

Farming has always been important in the Kelford area. Land in the northwestern portion of Bertie County was being cultivated even before 1722 when the County was incorporated. Although clearing and cultivation was occurring, development was widely scattered throughout the area; many miles often separated farms and plantations.

The first true settlements in the eastern part of North Carolina formed along navigable waterways. Windsor, the county seat of Bertie County, was incorporated in 1768. It began as a small port community on the Cashie River. Winton, on the banks of the Chowan River in Hertford County to the north, was incorporated in 1787. Washington, on the Pamlico River in Beaufort County to the south, was incorporated in 1776. Kelford is a young community in contrast: the Town was incorporated in 1893.

The railroad brought people and prosperity to Kelford. In the late 1890s, there were two major railroad companies with established tracks and depots inside the Town limits. At the turn of the century, the railroad functioned as the economic and geographic center of the Town. The corporate limits of the community were defined by the railroad, the Town at that time

being "one thousand yards square, with the boundary being equal on the north, east, south and west, the crossing of the Norfolk and Carolina Railroad and the Roanoke and Tar River Railroad being the center or starting point and running five hundred yards each way from said railroad crossing."

The establishment of the automobile as America's major mode of transportation changed the character of Kelford. As the railroad declined so too did many local businesses. The Town has fewer residents and fewer businesses now than it did in the heydays of the railroad.

Kelford is located in the northwestern part of Bertie County at the headwaters of the Cashie River. The Town is small in geographic size (about .3 square miles with no extraterritorial jurisdiction) and in population (295 persons, 1986 estimate). The Town functions as a farm service center for Bertie County. The County itself is very rural in nature. In 1984, it had just 30 persons per square mile, ranking 92nd in the State in terms of population density (Table 1).

Kelford is located about two miles south of the Town of Roxobel and about four miles east of the Roanoke River. The Town sits on the interfluvium (high land separating adjacent stream valleys) between the Cashie and Roanoke Rivers. The highest elevations in the County are found in the Kelford/Roxobel area: in some places elevations exceed 100 feet.

A. Population

Kelford is one of eight incorporated communities in Bertie County. The County itself occupies about 700 square miles of northeastern Coastal North Carolina (Figure 1). It is one of the State's largest rural counties. Together, farm and forestland account for 92% of all land in the County. Most of this acreage is forestland (309,100 acres, 70% of total, Figure 2). Urban and built-up areas account for 3% of all land in the County. Scattered areas of developed land account for about 18,000 acres or 4% of all land in the County.

Bertie County is part of a five-county planning region comprised of Beaufort, Bertie, Hertford, Martin, and Pitt Counties. Bertie is the smallest of the five counties in terms of total population and also population density (Tables 2 and 1, respectively). In 1987, Bertie County's population was estimated to be about 21,500 persons--about half the population of Beaufort County and about one-quarter the population of urbanized Pitt County. Although Hertford and Martin Counties are only slightly larger in total population, population density in these counties is much greater. Hertford and Martin Counties rank 65th and 58th in the State in terms of population density (Table 1); Bertie ranks 92nd.

Bertie County has grown over the last two decades but growth has been very slow. Between 1970 and 1980, the County grew by just over 2%. A similar rate of growth has been observed in recent years. Between 1980 and 1987 the County grew by 2.5%. Rural Hertford and Martin Counties have experienced a similar pattern of very slow growth (Figure 3). In contrast, the more urbanized counties of Beaufort and Pitt have grown at a fast pace, relatively speaking. Between 1980 and 1987, Beaufort County grew by over 12% and Pitt County by almost 18%.

Kelford is one of the smallest towns in Bertie County. In 1986, the Town had 295 residents; only Askewville and Powellsville are estimated to have smaller populations. Although the Town lost about 14% of its population during the 1970s, the Town has grown in recent years and its population appears to have stabilized (Table 3).

The Town has a fairly elderly population (Table 4). In 1980, one of every four persons in the Town was 65 years of age or older (27%). This was twice the percentage found County-wide in that same year (13%). Currently (1987), 14% of the County's population is 65 or older, compared with 12% statewide.

The Town is not subject to seasonal changes in population. Tourists visiting the area are generally day or

overnight visitors. The County has two major north-south interstate routes and most tourism-related expenditures (\$581,000 in 1986) are generated by motel, gasoline, and restaurant operations.

B. Housing

The Town's 1980 population was housed among about 120 dwelling units (Table 5). About 2.4 persons reside in every household, a slightly lower figure than the average for the County as a whole, where 3 persons occupy every household. Although the County did not start tracking building permits until July 1985, it does not appear that any residential building activity has occurred since 1980. According to the County Building Inspector, no permits have been issued in Kelford since 1985, although one home has been constructed just outside the Town limits.

Single-person households account for over 30% of all households in the Town. Typically these households are elderly persons living alone, making this household composition consistent with the age structure of the Town's population. Ninety percent of all units in Town are single-family units, compared to 85% and 78% County and region-wide, respectively. Twenty-six percent of all units are renter occupied, about average for the County, a slightly lower percent than found region-wide.

C. Economy and Income

About one-in-three employees in the County are employed in manufacturing operations (Table 6). Wholesale and retail trade enterprises employ 13% of all County employees. Although farming and forestry is the predominate land use in the area, only 11% of the labor force in 1980 listed employment in farming, forestry, fisheries, or mining operations. The remaining 43% are employed in other fields, such as education, construction, health services, etc.

There are several large manufacturing operations in the Kelford area. Perdue, Incorporated employs over 3,000 persons and is the County's largest employer. The plant, which processes chickens, is located halfway between Kelford and Lewiston-Woodville. Gregory Manufacturing has a steel fabrication operation in Lewiston-Woodville. Employment varies between 100 and 250 persons. Louisiana-Pacific Corporation operates a sawmill outside Lewiston-Woodville. The plant typically employs between 50 and 100 area residents.

The largest and oldest business in Kelford is the Coca-Cola Bottling Company. The Company was established in Kelford in 1914 and currently serves as a distribution center rather than a bottling plant. The Town also has two small convenience stores, "Agri-Cure Service"--a tobacco barn repair service, and a beauty salon. In 1986, the

County's labor force was comprised of about 10,000 persons. The employment rate in 1986 was 6.1%, the second lowest in the five-county region (Table 7) and only slightly higher than the State rate of 5.3%. Although employment has risen since 1980, per capita income in the County continues to lag behind the regional and statewide average (Table 8, and Figure 4). In 1984, the County ranked 78th in the State in per capita income, just ahead of Hertford County (80th) but well behind Beaufort and Pitt Counties (56th and 41st, respectively).

Implications

Kelford does not face many of the serious land use issues now confronting other communities in the eastern part of the State. The Town's population has stabilized after a decade of decline. The area does not serve as a destination for vacationers or those with second homes. Kelford is an inland community and so does not have to address coastal issues such as encroachment into maritime forests, off-road vehicle use, encroachment into coastal dune fields, channel maintenance and beach nourishment, and marinas and floating homes. Nonetheless, the Town realizes the importance of land use planning. The Town welcomes new growth yet wishes to preserve those environmental and social characteristics that make Kelford an attractive place to live. Preparation of this, the Town's first land use plan is a first important step in that direction.

Table 1
POPULATION DENSITY 1984

County	Density	State Ranking
Beaufort	51.7	71
BERTIE	30.5	92
Hertford	58.1	65
Martin	66.9	58
Pitt	145.4	29
State average	126.2	-

note: density in persons per square mile
Source: N.C. Office of State Budget and Management

Table 2
REGIONAL POPULATION

County	1970	1980	1987	Change 70-80	Change 80-87
Beaufort	35,980	40,355	45,393	12.2%	12.5%
BERTIE	20,528	21,024	21,554	2.4%	2.5%
Hertford	23,529	23,368	24,409	-0.7%	4.5%
Martin	24,730	25,948	26,351	4.9%	1.6%
Pitt	73,900	83,651	98,634	13.2%	17.9%
Region	178,667	194,346	216,341	8.8%	11.3%
State	5,082,059	5,881,766	6,253,951	15.7%	6.3%

Source: N.C. Office of State Budget and Management

Table 3
COUNTY POPULATION

Town	1970	1980	1986	Change 70-80	Change 80-85
Askewville	247	227	247	-8.1%	8.8%
Aulander	947	1,214	947	28.2%	-22.0%
Colerain	373	284	373	-23.9%	31.3%
KELFORD	295	254	295	-13.9%	16.1%
Lewstn-Woodville	580	671	580	15.7%	-13.6%
Powellsville	247	320	247	29.6%	-22.8%
Roxobel	347	278	347	-19.9%	24.8%
Windsor	2,199	2,126	2,199	-3.3%	3.4%
Unincorp. area	17,492	17,776	18,305	1.6%	3.0%
Total County	20,528	21,024	21,341	2.4%	1.5%

Source: N.C. Office of State Budget and Management

Table 4
POPULATION AGE STRUCTURE

Age Cohort	Kelford		Bertie County	
	1980	Percent	1980	Percent
0-4 years	21	8.3%	1,582	7.5%
5-19 years	44	17.3%	5,836	27.8%
20-44 years	63	24.8%	6,480	30.8%
45-64 years	58	22.8%	4,427	21.1%
65 and older	68	26.8%	2,699	12.8%
Total	254	100.0%	21,024	100.0%

Source: N.C. Office of State Budget and Management

Table 5
HOUSING CHARACTERISTICS 1980

	Kelford		Bertie County		Region	
	#	%	#	%	#	%
Total households	104	-	6,897	-	67,462	-
Single-person hshlds	33	31.7%	1,378	20.0%	14,083	20.9%
Total housing units	119	-	7,739	-	73,810	-
Single-family units	107	89.9%	6,509	84.1%	57,853	78.4%
Vacant units	15	12.6%	842	10.9%	6,348	8.6%
Renter Occupied	31	26.1%	1,971	25.5%	23,782	32.2%
Units w/out plumbing	29	24.4%	1,584	20.5%	7,722	10.5%
Persons/household	2.4	-	3.0	-	3.0	-
Median value unit	\$12,700	-	\$23,200	-	-	-
Mean rent	\$47	-	\$64	-	-	-

Source: U.S. Census

Table 6
BERTIE COUNTY EMPLOYMENT 1980

Employment Sector	Number of Employees	% Total Employment	State %
Manufacturing	2,998	32.4%	32.0%
Wholesale & Retail Trade	1,189	12.9%	18.0%
Agriculture, Forestry, Fisheries, Mining	1,038	11.2%	3.6%
Educational Services	616	6.7%	8.3%
Construction	428	4.6%	6.1%
Health Services	274	3.0%	6.0%
Public Administration	269	2.9%	4.0%
Finance, Insurance, Real Estate	298	3.2%	6.9%
Trans., Communications	198	2.1%	6.0%
Personal, Entertainment, Recreational Services	242	2.6%	3.7%
Other Professional and Related Services	184	2.0%	3.2%
Unemployed	758		
Not Reported	748	8.1%	2.3%
Total	9,240	100.0%	100.0%

Source: N.C. Statistical Abstract, Fifth Edition, 1984

Table 7
LABOR FORCE

County	1980		1986	
	Labor Force	Unemplymnt Rate	Labor Force	Unemplymnt Rate
Beaufort	20,760	5.6%	19,490	8.3%
BERTIE	9,240	8.2%	10,000	6.1%
Hertford	12,330	7.9%	9,670	7.8%
Martin	12,270	7.8%	11,110	7.1%
Pitt	45,560	6.7%	51,730	4.3%
Region	100,160	7.2%	102,000	6.7%
State	2,856,000	6.5%	3,194,000	5.3%

Source: N.C. Office of State Budget and Management,
updated by Employment Security Commission

Table 8
PER CAPITA INCOME 1984

County	Income (\$)	State Ranking
Beaufort	9,187	56
BERTIE	8,405	78
Hertford	8,342	80
Martin	9,188	55
Pitt	9,888	41
State average	10,852	-

Source: N.C. Office of State Budget and Management

N. C. Counties

Figure 1

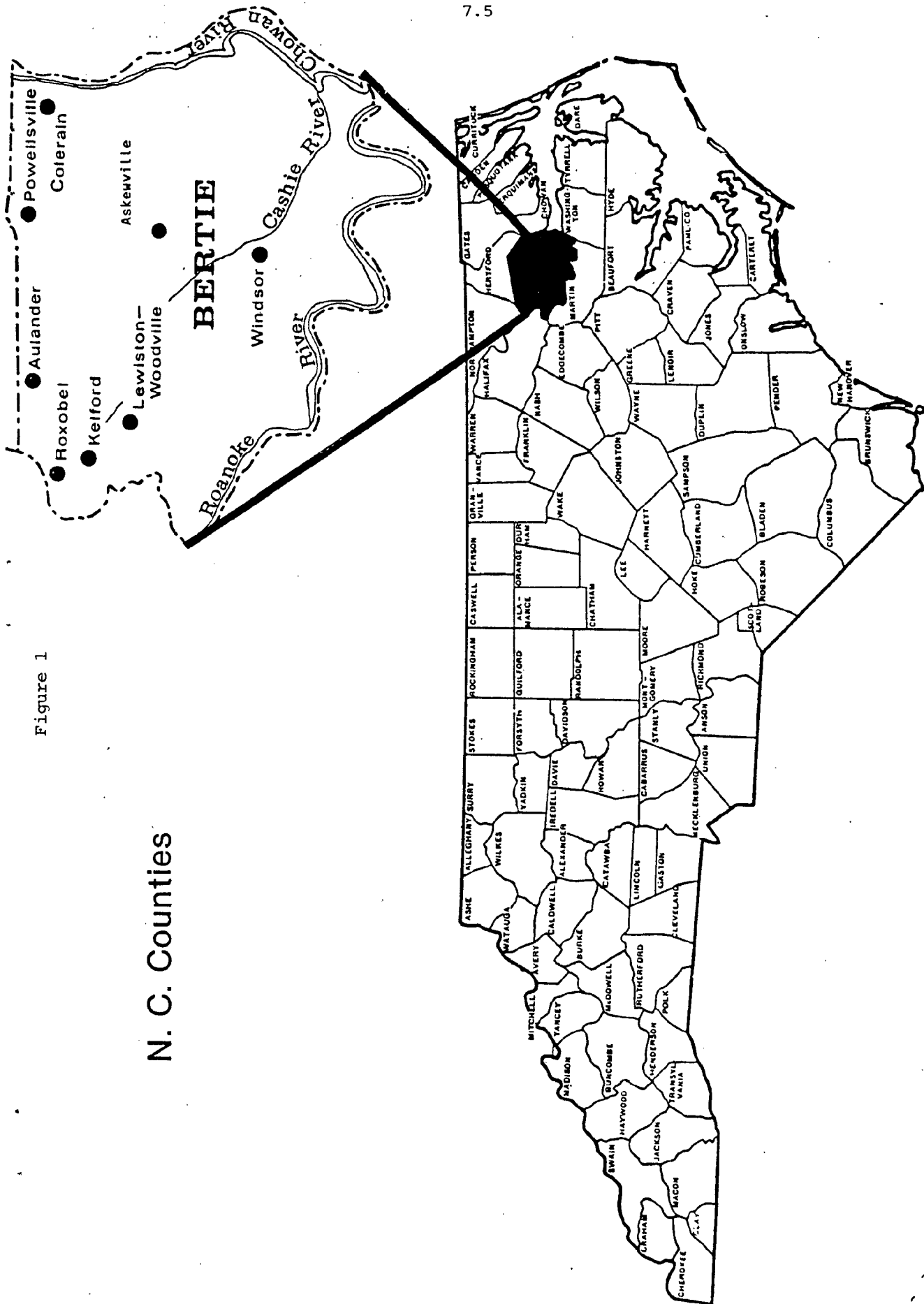


Figure 2

Bertie County Land Use

Estimated for 1988

Urban (3.0%)
Rural developed (4.1%)

Crop/pasture (22.8%)

7.6

Forest (70.1%)

Source: Office of State Budget and Management

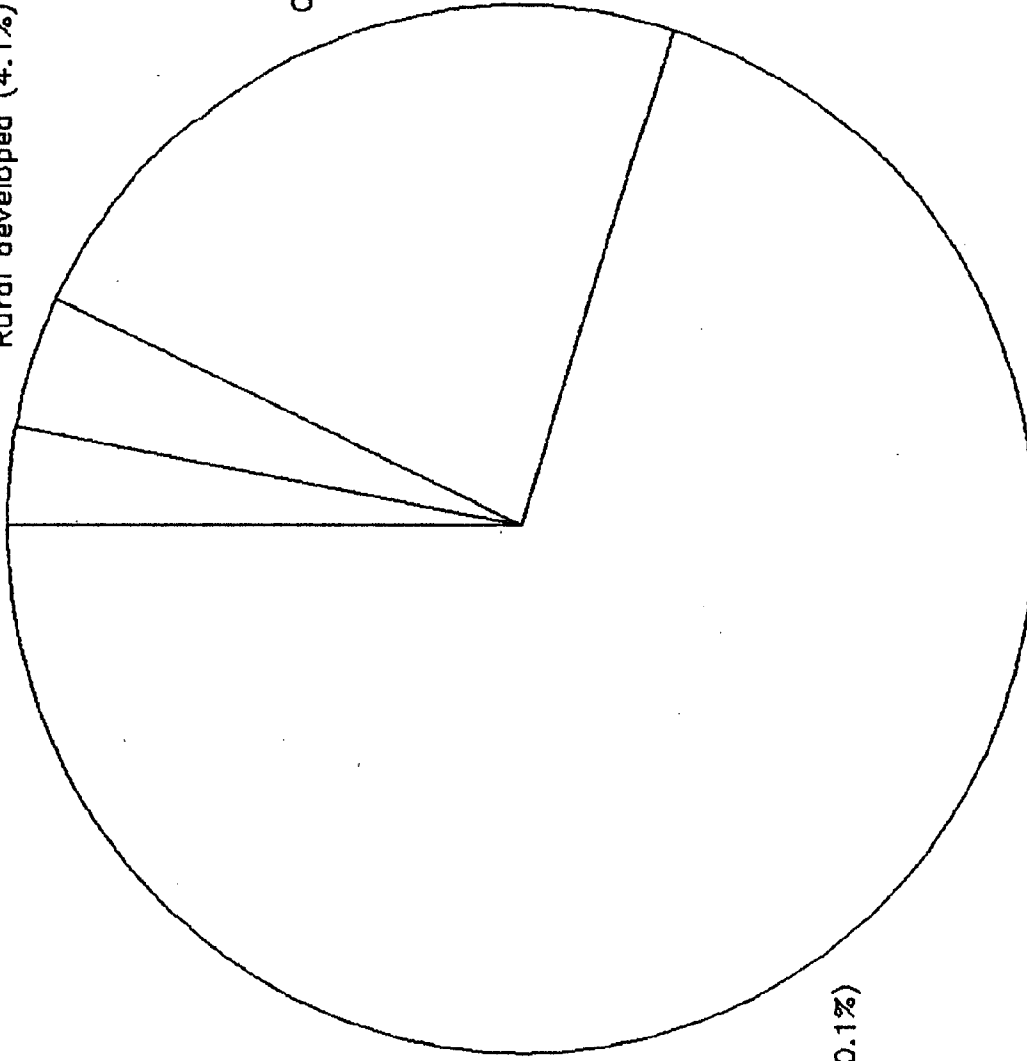
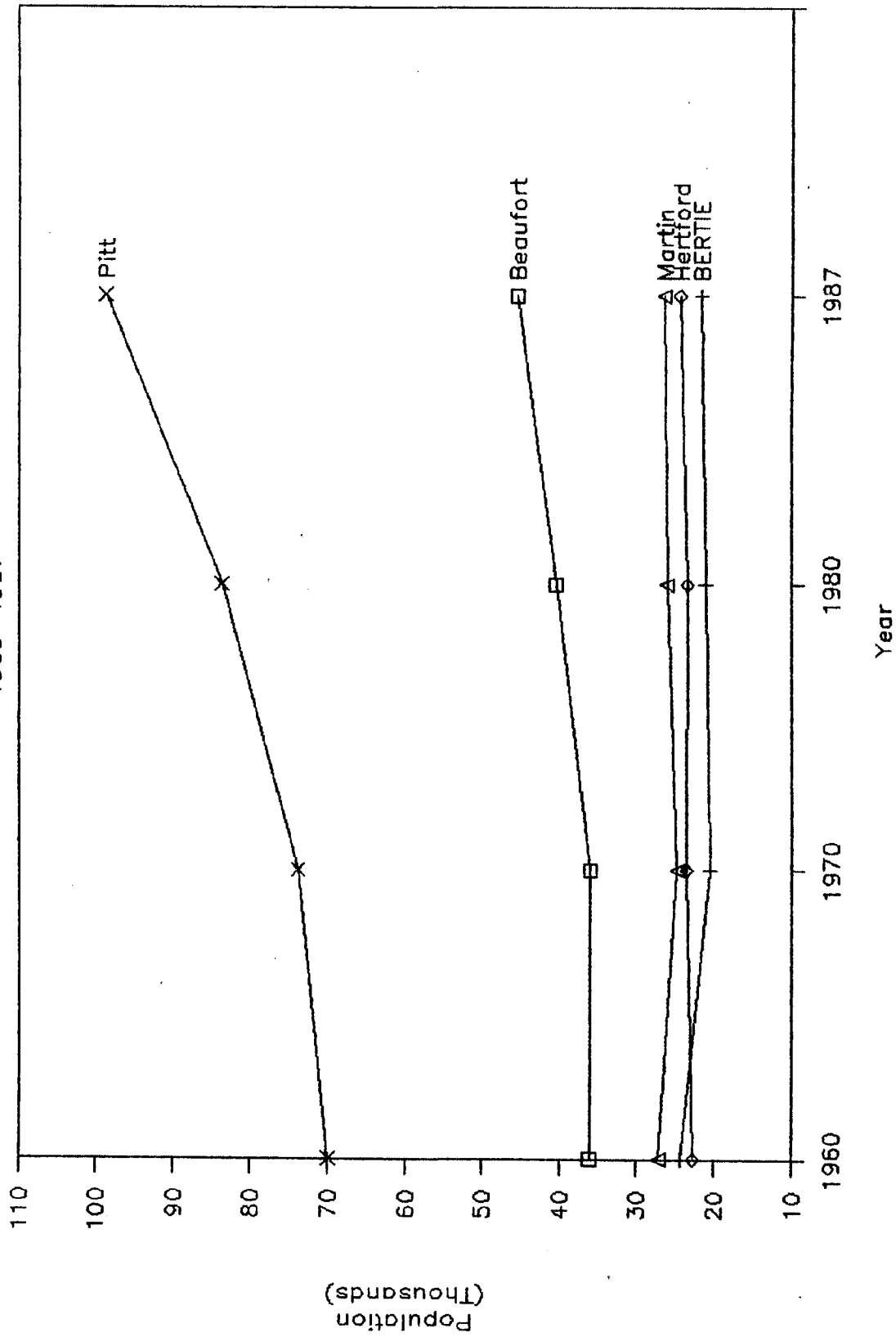


Figure 3
Regional Population
1960-1987

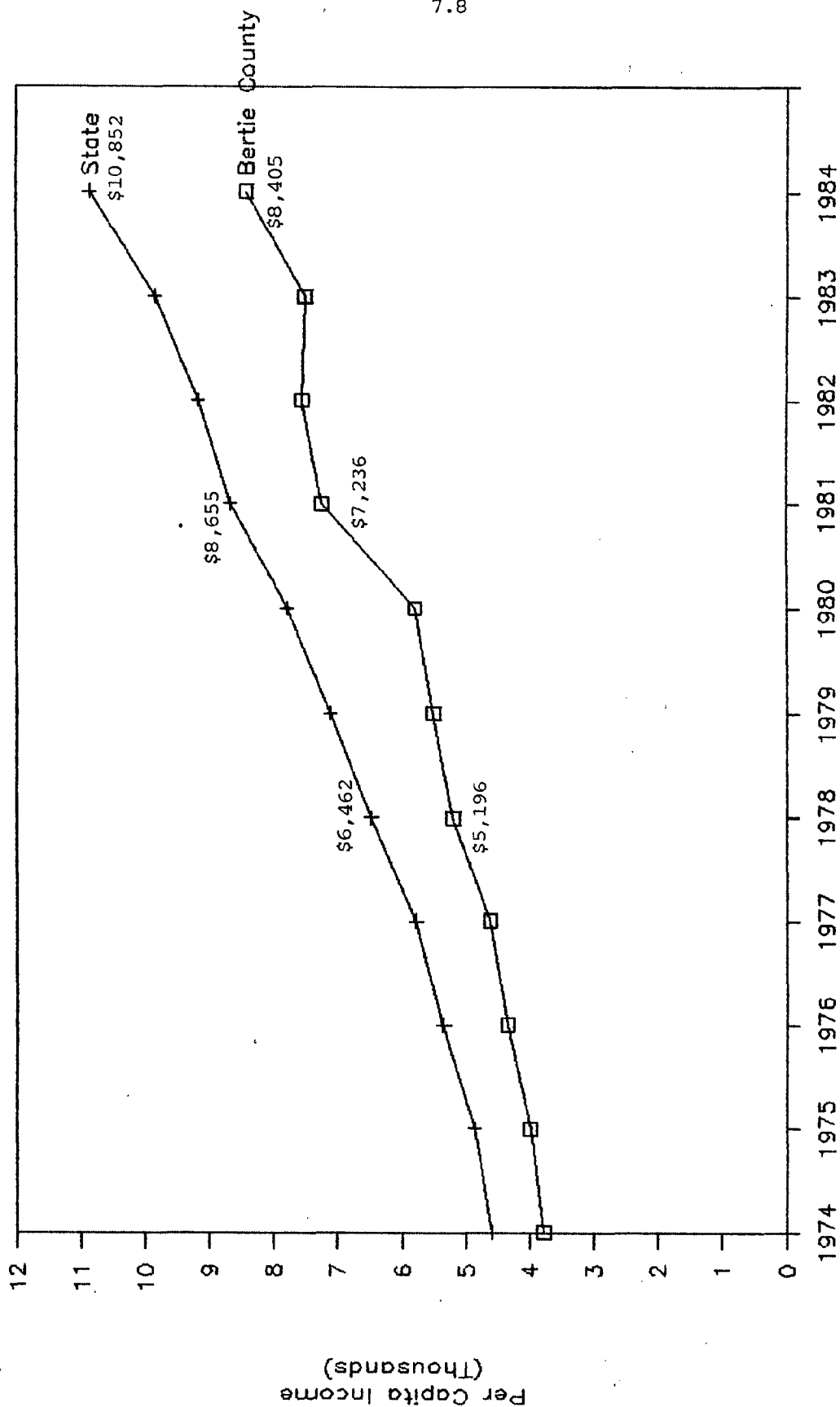


Source: Office of State Budget and Management

Figure 4.

Per Capita Income

1970-1984



II. LAND USE

A. Existing Conditions

The Town limits encompass an area of approximately .3 square miles. The Town has not adopted an extraterritorial planning jurisdiction. The Town is relatively elliptical in shape. North Carolina highway 308 bisects the community into eastern and western halves and the Seaboard Coast rail line divides the community in a north-south direction. As shown on the Map of Existing Land Use, a good deal of land within the Town limits has been developed. Although at one time the Town had an active downtown commercial area, the Town is now largely residential in nature. Most of the residences in Kelford are single-family dwellings; most are frame structures, although there are also a number of mobile/modular dwellings.

The major industrial use in Town is the Coca-Cola Bottling Plant on N.C. 308. There are also two small convenience stores, both located on the highway.

Institutional uses include the Town Hall and Fire Station, the Post Office, the new community park located across from the Town Hall, and several churches. Areas outside of Town have remained fairly undeveloped. Much of the area has been cleared for agriculture, leaving pockets of woodland between open agricultural land. Residential

uses are found scattered along existing roadways, especially along N.C. 308 between Kelford and Lewiston-Woodville.

B. Land Use Concerns

The Town has four major land use concerns. First, the volume and speed of traffic on N.C. 308 poses a threat to the safety of Kelford residents and detracts from the quiet residential nature of the community. The highway passes through the center of Town and the road serves as the major access route to the Perdue plant. All workers (which currently number more than 3,000) and trucks approaching Perdue from the north must pass through Kelford.

The Town is also concerned with maintaining a mix of land uses in the community. Kelford currently has one industry and no major commercial enterprise. Structures which once housed industrial or commercial uses now lie vacant; many have been demolished. Kelford has become a bedroom community with its residents working and shopping in other communities in the area. The Town would like to attract one or more industries that might employ local residents and in turn bring new residents to Kelford. At the same time, the Town wishes to maintain and enhance its residential character.

A third land use concern noted by local residents is the number of vacant lots that can be found scattered through the residential area. Of special concern are lots

along N.C. 308. The highway is a high visibility area and residents feel that vacant lots and dilapidated buildings along the highway create a negative community image. The Town would like to see vacant lots developed with residential structures and dilapidated buildings demolished and replaced with good quality residential dwellings.

Finally, the Town is concerned with maintaining and enhancing its community park. In May of 1987, the Town moved its playground equipment to Town-owned property across from the Town Hall. The park contains swing sets, a sandbox, and a basketball court; however, the Town would like to install tennis courts and landscape the area. Local residents also report there is a serious need for baseball/-softball fields somewhere in the Kelford area.

C. Development Controls

1. Regulatory Controls

The Town has few local controls in place to control land development. Development has been very slow over the past decade and the development that has occurred has posed no problems. As a result, the Town is not currently considering adopting zoning or subdivision controls. The Town has not been mapped by the Federal Emergency Management Agency and as a result, no floodplain regulations are in effect. The Bertie County Building Inspector enforces the

N.C. State Building Code. The Town is considering adopting a housing code to facilitate improvement or demolition of deteriorated structures. The Bertie County Health Department enforces State regulations for the siting and installation of septic tanks. The Town has no historic district or historic district regulations, nor has it adopted a noise or nuisance ordinance.

Additional State and Federal regulations that control land use and development are listed in Appendix A.

2. Development Plans

As part of State transportation planning improvements, the State Department of Transportation is currently widening N.C. 308, from the Perdue Plant, north to U.S. 258 in Northampton County. The roadway will be widened to 24 feet (two, 12-foot travel lanes) and straightened in several places. In areas such as Kelford where curbs and gutters currently exist, no widening will take place.

The Town has not officially adopted a Capital Improvements Plan however the Town plans to make a major capital expenditure by purchasing a new garbage truck. The Town has applied for Community Development Block Grant funding several times, but has not been successful in securing funding for needed housing improvements. The Town currently has no official recreation plan.

Until this, the Kelford CAMA Land Use Plan was prepared, land development in the Town was under the direction of the Bertie County CAMA Land Use Plan. Activity before, during, and after a major natural disaster will be guided by the Bertie County Disaster Relief and Assistance Plan.

3. Development Policies

Inasmuch as the Town's only utility is a small water system, utilizing wells, there is no utilities extension policy. Local officials are willing to work with new residential, commercial, or industrial uses to extend water service outside of Town. If such development appears likely, there will be a need for a utilities extension policy.

D. Development Constraints

1. Land Suitability

Development constraints can be classified into one of three categories: physical limitations, fragile areas, and areas of resource potential. Kelford is fortunate in that there are few factors constraining the development of land in and around the Town.

Physical Limitations for Development. A variety of physical factors determine the suitability of land for development. These include soil and subsoil conditions,

topography, potential for flooding, and existing land uses in the surrounding area.

Soil conditions determine the suitability of land for building construction and for in-ground sewage disposal systems. The major soils in the Kelford area are listed in Table 9. As shown on Map 2, the Kelford Soils Map, and in Table 9, the Kelford area contains seven soil types. Soil types NoA, NoB, and GoA are the common soils found within the Town limits. These soils are also found extensively outside of Town in conjunction with soil type Ra. Since the Town does not have a sewage treatment system, all new development in the area is likely to use in-ground treatment for sanitary waste disposal. As noted in Table 9, four of the area's seven soil types have severe limitations for the siting of septic tanks. Moreover, local residents note that many existing septic systems have experienced operating problems. Soils unsuitable for traditional in-ground treatment systems are likely to be the greatest physical factor limiting development in the Kelford area.

Steep slopes can often limit action to development, however topography in the Kelford area is fairly level. The land reaches a high point at 93 feet elevation on the west side of N.C. 308 and slopes gently away to the east to reach a low elevation of 75 feet (see Map of Kelford Topography). Flood-prone areas can also limit development. Kelford has

not been mapped for floodplain areas by the Federal Emergency Management Agency so it appears that there are no flood-prone areas within the community. Manmade hazards do not appear to be a significant development constraint.

Aside from several underground storage tanks in the Town, which local residents recognize as a potential threat to groundwater resources, there are no manmade development hazards in the Kelford area.

A long-term constraint to development may be posed by the availability of water resources. The Town obtains its municipal water supply from groundwater sources. Three major aquifer systems serve as sources of water supply in northeastern North Carolina: the Surficial, Tertiary, and Cretaceous aquifer systems. Bertie County is served primarily by the Cretaceous aquifer. The Cretaceous aquifer system is divided into upper and lower aquifer units, the two being separated by a significant confining bed. The lower Cretaceous aquifer unit is the more important of the two units, because it contains better quality groundwater and has higher yields throughout most of northeastern North Carolina. According to researchers, this confining bed contains silt and clay sediments that severely restrict downward recharge to the lower unit. As the lower aquifer unit is highly confined and poorly recharged, most water

withdrawal from this aquifer unit is taken from storage. Pumping of wells tapping this aquifer unit commonly leads to the development of extensive drawdown cones in the aquifer surface, the effects of which may be noticed in wells ten miles away from the point of withdrawal. Kelford officials are concerned over the long-term effects of large water withdrawals at the Perdue Plant on the Town's two municipal wells. The impact of long-term withdrawals from other large users have already been documented. Researchers have noted that large withdrawals from this aquifer near Franklin, Virginia, have lowered the surface of the lower Cretaceous aquifer unit by nearly 40 feet in the Kelford area over the past 20 years. (NOTE: the information on groundwater supply was taken from the document, "Aquifer Characteristics and Development Potential in Northeastern North Carolina," Natural Resources and Community Development, Division of Water Resources, May 1987.)

Fragile Areas. The Kelford area has no Areas of Environmental Concern (AECs) as defined by the State Coastal Area Management Act. According to the State Division of Parks and Recreation (Natural Heritage Program) there is no record of any rare or endangered species, rare natural communities or geologic features within a one-mile radius of the Town. The Town does however have other natural and cultural features which are important to the area including

a narrow strip of wetlands that wrap around the northern and eastern sides of the Town (see Map 3).

Wetland areas are likely to pose a slight limitation to development in the area. Wetlands provide a vast array of benefits, many of which society has only recently begun to appreciate and protect. Inland wetlands furnish vital life-cycle habitat and food for fish and wildlife. Wetlands have been proven to remove pollutants from degraded waters. At the same time, wetlands absorb flood-volumes so that flood waters and surges are moderated and property in downstream areas is protected. Within the wetlands, it has been found that undisturbed riverine vegetation can help filter pollutants (including soils) that are often swept off adjacent lands as stormwater runoff. Finally, wetlands serve to recharge vital groundwater supplies. In 1977, Congress amended the Clean Water Act to regulate the alteration of wetland areas under section 404(b) of the Act; a permit is now required from the U.S. Army Corps of Engineers before certain inland wetland areas are filled.

According to the State Division of Archives and History, there are no known archeological sites in the Kelford area, however the Town has two structures of architectural significance: the Kelford Depot and the former Kelford School (see Map 1). According to State preservation officials, the Kelford School "is one of the

finest rural schools in the eastern part of the State and appears to be eligible for listing in the National Register of Historic Places." The school is currently being used as a residence.

Areas of Resource Potential. State forest and parks, private game preserves, and areas underlain with valuable mineral deposits are considered areas of resource potential. No such areas have been identified in the Kelford region. Prime farmland areas are also considered areas of resource potential and three of the area's seven soils are considered prime farmland soils by the Soil Conservation Service. As noted on Map 2, about 25% of all land within one-half mile of Kelford is considered prime farmland soil. Exhibit 1 describes the importance of identifying and preserving these soils.

2. Facility Limitations

The potential limitation public services may place on future growth must be examined in light of current service capacity and growth projections.

Although Kelford grew by 16% between 1980 and 1986, the Town has not increased in population since 1970; Kelford has only as many residents now as it did 15 years ago. The Town is likely to grow over the next ten years, but will grow very slowly. For the County as a whole, forecasters predict a 2% increase in population between 1985 and 1990,

and little change (less than 1%) between 1990 and 1995 (Table 10). A 2% increase in Kelford's population over the next five years would give the Town just over 300 residents by 1991. The Town and the County appear well prepared to provide for the additional service demands indicated by these population forecasts. The capacity of local public services are summarized below. Projected population growth should not exceed the ability of local government to provide for additional demand. Current water supply and police, fire, and refuse services all can provide for the modest increase in demand expected over the next five years.

Water Service. Almost all properties within the corporate limits are serviced with public water. The Town has two wells which pump approximately 7,500 gallons per hour. The Town's elevated storage tank has a capacity of 75,000 gallons. Unless a highly water consumptive industry locates and connects to Kelford's system, the Town's water system should adequately serve demand over the next five years.

Sewer Service. The Town does not operate a municipal wastewater treatment system; all lots are served by private on-site disposal systems.

Public Schools. Kelford students in grades kindergarten through eight attend the West Bertie School. Students in grades nine through twelve attend Bertie Senior

High School. As shown in Table 11, enrollment at both schools is currently at or exceeds capacity. This situation should be somewhat relieved over the next five to ten years. Bertie County has passed a school bond issue for necessary remodeling and rebuilding plans. Population forecasters predict that most of the growth expected in the population over the next decade will be in the 65 and older population. As noted in Table 12, the school-age population (ages 5 through 19 years) is expected to decline from 24% of the population in 1987 to 22% by 1995. In contrast, the percentage of those 65 and older is expected to increase from 14% to 15.5% during that same period.

Roads. Lack of service by a major interstate highway is often cited as one of the major factors that has restricted growth in northeastern North Carolina. It is unlikely that this situation will change in the foreseeable future given the limited federal funding available for highway construction. No major highway projects are scheduled for the Kelford area according to the State's Transportation Improvement Program.

Protective Services. Police protection is provided by the Bertie County Sheriff's Department. Six officers provide police protection for the County. Local residents feel additional protection is needed in the Kelford area, especially for traffic enforcement along N.C. 308.

The Kelford Volunteer Fire Department provides fire and rescue service. The Department has one truck and one rescue vehicle. Local residents report the department is in need of additional members. Since many volunteers work out of town, a major fire occurring on a weekday could pose serious problems for the community.

Solid Waste. Refuse is collected weekly by the Town utilizing an old flatbed truck that may soon need replacing. Refuse is disposed at Bertie County landfill located approximately four miles west of Windsor. The landfill is likely to reach capacity in about five years and the County is currently studying disposal alternatives.

Public Administration. Kelford has two paid employees: a part-time maintenance/sanitarian and a part-time clerk. The Town is governed by a five-member council which also functions as the planning board.

Table 9
KELFORD AREA SOIL CHARACTERISITICS

Code	Soil Type	Slope	Limitations for:			
			Buildings w/o Basements	Septic Tanks	Runoff Potential	Depth to High Water Table (ft)
Bd	Bladen fine sandy loam	0-2%	Severe	Severe	High	0.0 - 1.0
GoA*	Goldsboro fine sandy loam	0-2%	Moderate	Severe	Slight	2.0 - 3.0
Ly	Lynchburg fine sandy loam	0%	Severe	Severe	Moderate	0.5 - 1.5
NoA*	Norfolk loamy fine sand	0-2%	Slight	Moderate	Slight	4.0 - 6.0
NoB *	Norfolk loamy fine sand	2-6%	Slight	Moderate	Slight	4.0 - 6.0
NoC	Norfolk loamy fine sand	6-10%	Moderate	Moderate	Slight	4.0 - 6.0
Ra	Rains fine sandy loam	0%	Severe	Severe	Moderate	0.0 - 1.0

* indicates prime farmland soil

Source: Bertie County Special Soil Survey Report, U.S.D.A., S.C.S., August 1982

Table 10
FUTURE REGIONAL POPULATION

County	1985	1990	1995	% Change 85-90	% Change 90-95
Beaufort	43,260	47,314	50,702	9.4%	7.2%
BERTIE	21,341	21,760	21,895	2.0%	0.6%
Hertford	23,924	24,833	25,280	3.8%	1.8%
Martin	26,653	26,463	26,406	-0.7%	-0.2%
Pitt	95,862	101,823	107,409	6.2%	5.5%
Region	211,040	222,193	231,692	5.3%	4.3%
State	6,253,951	6,597,922	6,930,994	5.5%	5.0%

Source: N.C. Office of State Budget and Management, 1986

Table 11
SCHOOL ENROLLMENT

School	Grades Taught	Enrollment 87-88	Capacity (approx.)	Enrollmt as % Capacity
West Bertie School	K-8	680	680	100%
Bertie Sr. High School	9-12	1,151	1,100	105%

Source: Bertie County Schools





Table 12
COUNTY POPULATION AGE STRUCTURE 1987-1995

	1987		1990		1995	
	No.	%	No.	%	No.	%
0-4 years	1,576	7.3%	1,581	7.3%	1,479	6.8%
5-19 years	5,113	23.7%	5,156	23.7%	4,767	21.8%
20-44 years	7,558	35.1%	7,596	34.9%	7,860	35.9%
45-64 years	4,235	19.6%	4,201	19.3%	4,397	20.1%
65 and older	3,072	14.3%	3,226	14.8%	3,392	15.5%
Total	21,554	100.0%	21,760	100.0%	21,895	100.0%

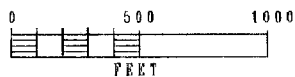
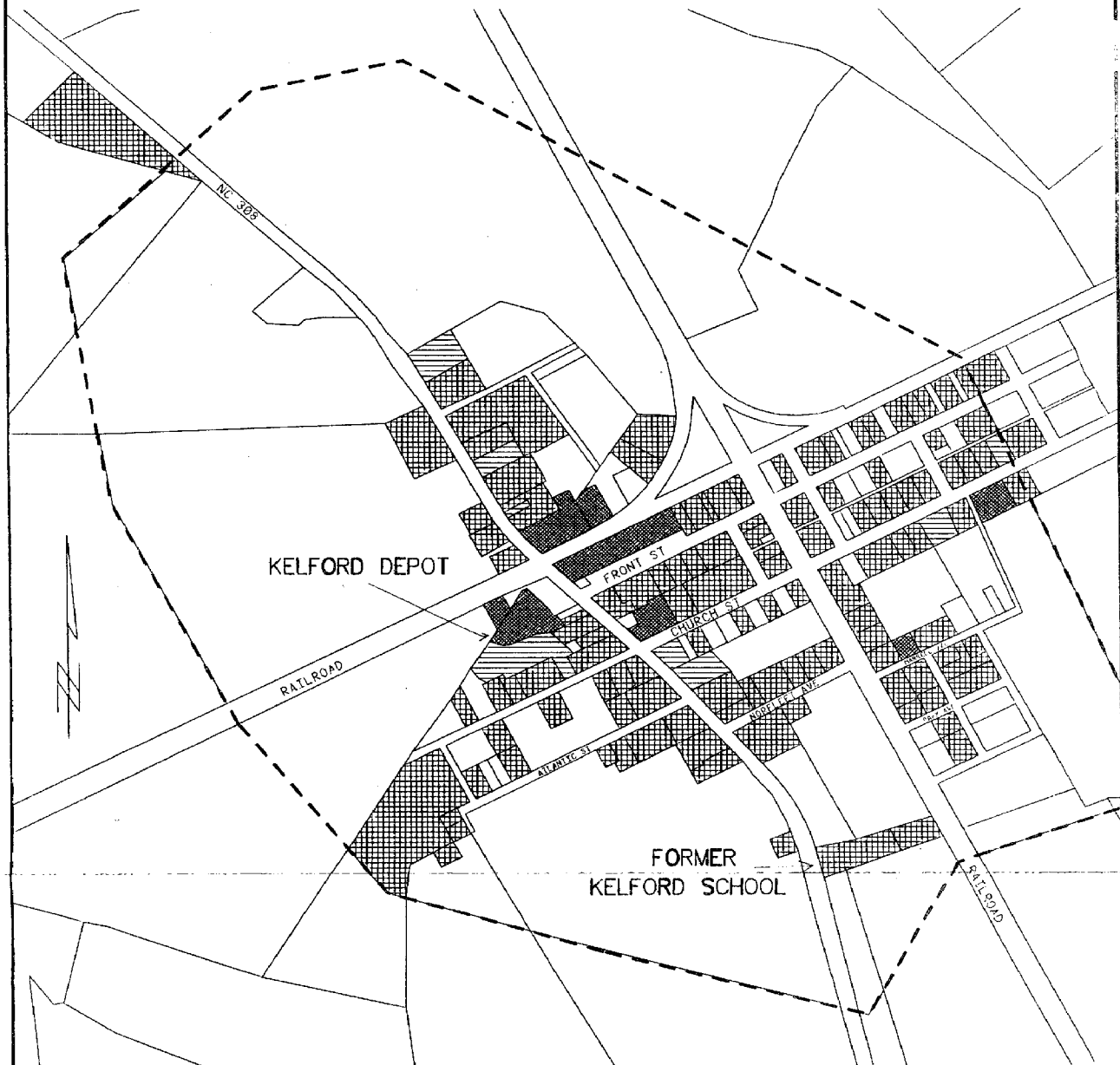
Source: N.C. Office of State Budget and Management, 1986

KELFORD

EXISTING LAND USE 1988

-  Residential
-  Commercial
-  Institutional
-  Undeveloped
(INCLUDES AGRICULTURAL/FORESTRY LANDS)

--- Town Limits



THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A GRANT PROVIDED BY THE NORTH CAROLINA COASTAL MANAGEMENT PROGRAM THROUGH FUNDS PROVIDED BY THE COASTAL ZONE MANAGEMENT ACT OF 1972. A. J. KELLER, WHO IS ASSISTED BY THE OFFICE OF COASTAL AND COASTAL RESOURCE MANAGEMENT, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION.



KELFORD SOILS MAP



March 1988
 Scale: 1" = 1,320"
 Source: USDA, SCS

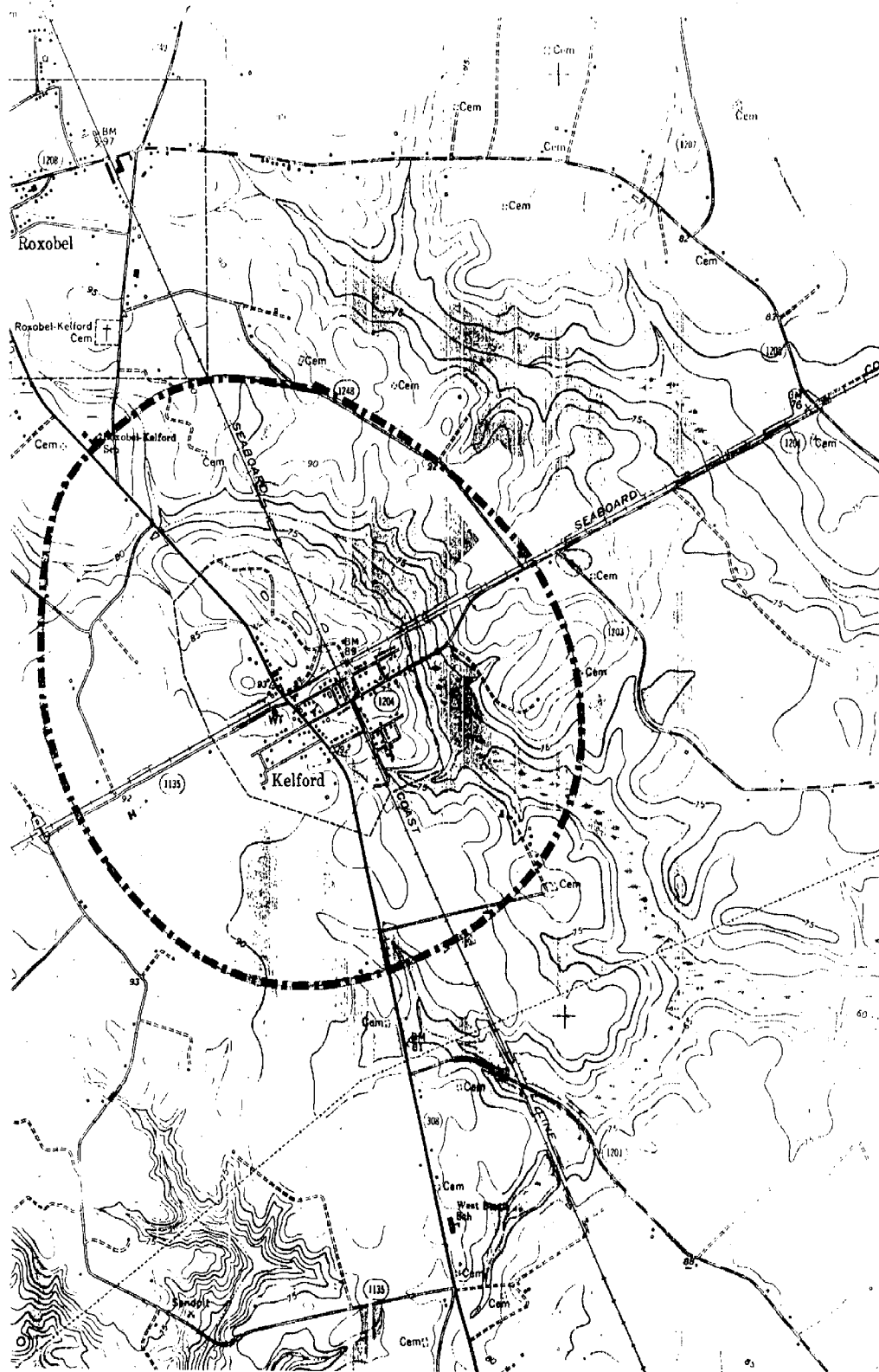
———— Town Limits
 One-half planning jurisdiction (official)

SOIL LEGEND

SYMBOL	NAME
Bd	Bladen fine sandy loam
GoA	Goldsboro fine sandy loam
Ly	Lynchburg fine sandy loam
NoA	Norfolk loamy fine sand
NoB	Norfolk loamy fine sand
NoC	Norfolk loamy fine sand
Ra	Rains fine sandy loam

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A GRANT PROVIDED BY THE NORTH CAROLINA COASTAL MANAGEMENT PROGRAM, THROUGH FUNDS PROVIDED BY THE COASTAL ZONE MANAGEMENT ACT OF 1972, AS AMENDED, WHICH IS ADMINISTERED BY THE OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION

KELFORD TOPOGRAPHY



March 1988
 Scale 1 : 24000
 Source: USGS

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A GRANT PROVIDED BY THE NORTH CAROLINA COASTAL MANAGEMENT PROGRAM, THROUGH FUNDS PROVIDED BY THE COASTAL ZONE MANAGEMENT ACT OF 1972 AS AMENDED, WHICH IS ADMINISTERED BY THE OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION

----- One-half mile planning jurisdiction (unofficial)



Exhibit 1



Prime Farmland

In the Kelford area, soil types GoA, NoA and NoB are described as prime farmland soil.

- * prime farmland is one of several kinds of important farmland defined by the U.S.D.A.
- * it is of major importance in providing the nation's short and long range needs for food and fiber.
- * the acreage for high-quality farmland is limited; the U.S.D.A. recognizes that government at local, state, and federal levels, as well as individuals, must encourage and facilitate the wise use of our nation's prime farmland.
- * prime farmland soils are those soils that are best suited to producing food, feed, forage, and fiber; prime farmland soils have properties that are favorable for the economic production of sustained high yields of crops.
- * prime farmland soils produce the highest yields with minimal inputs of energy and economic resources, and farming these soils results in the least damage to the environment.
- * the concern: a recent trend in land use has been the conversion of some prime farmland to urban and industrial uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are wet, more erodible, droughty, or difficult to cultivate and less productive than prime farmland.

III. POLICY OBJECTIVES AND IMPLEMENTATION

Kelford has previously been a part of the Bertie County Land Use Plan and has not had specific policies for the Town itself. This Plan represents the initial effort by the Town to have its own Plan and accompanying policy statements and implementation strategies.

Coastal Area Management Act regulations specify that all land use plans shall contain policy statements of local policy on land use issues including, but not limited to, the following policy areas: resource protection, resource production and management, economic and community development, storm hazard mitigation, and continued public participation.

A. Resource Protection

Farmland, woodland, and areas of freshwater wetlands are the major natural resources in the Kelford area. Although there are no major creeks or rivers per se near Kelford, a marshy area just east of Town functions as the headwaters of the Cashie River. There are no Areas of Environmental Concern in Kelford, no floodplains, and no rare natural or geologic features. No threatened or endangered species are known to inhabit the region. Nonetheless, the Town appreciates the natural resources, natural areas, the plants and wildlife that do characterize the area. The Town will not support development that will have negative impacts on its valued natural resource base.

Cultural resources are also important to Kelford residents. The most significant property in Town is the former Kelford School. According to State preservation officials, the Kelford School "...is one of the finest rural schools in the eastern part of the State and appears to be eligible for listing in the National Register of Historic Places." (Letter dated July 8, 1986.) The building is now used as a private residence. The Town also has a number of attractive older homes which, while not considered significant historically, are a valued community amenity. The State Division of Archives and History notes that "...many houses exhibit interesting and important features which we urge the Town to be aware of and respect..." (July, 1986, correspondence).

Groundwater supplies Kelford residents with potable water. Recent reports (N.C. Division of Water Resources, May 1987) document the depletion in the region's most productive aquifer by large water users in southern Virginia. Large water withdrawals close to home also concern local officials. The Perdue operation, just two miles south of Kelford on N.C. 308, withdraws about three million gallons of water a day from the region's aquifer. Kelford residents are concerned that adequate supply be available for continued use by Perdue, but are also concerned with maintaining the balance between industrial

and municipal uses. The Town is anxious that adequate supply be available to serve both the Town's public wells and the many private wells in the surrounding area.

The Town is also concerned over the threat posed by leaking underground storage tanks. A recent report on groundwater quality in North Carolina (U.S. Geological Survey, 1988) noted that almost half (48%) of confirmed groundwater contamination incidents were caused by leaking underground tanks. Local officials believe there could be as many as five abandoned underground tanks within the Town limits. The Town opposes activities locally or in other areas, which threaten groundwater quality or quantity.

Kelford officials realize that in-ground septic systems also pose a threat to water resources. The Town has no public wastewater treatment system and residents rely on traditional in-ground waste treatment technologies. Soils in the Kelford area are generally poor for the siting and operation of septic systems. Systems improperly installed or maintained pose health and safety hazards as well as environmental concerns.

Following is a listing of policy objectives the Town has adopted addressing its sensitive natural resources. Also included is a listing of actions the Town will attempt to take over the next five years in an effort to achieve these policy goals.

1. Discourage building in areas where land is not physically suitable for development.
 - a. Support the efforts of the Army Corps of Engineers to control the alteration of freshwater wetlands through the 404 permitting program.
 - b. Support the development of a State program to protect freshwater wetlands.
 - c. Support strict enforcement of the State Environmental Health Code regarding the installation, operation, and maintenance of in-ground sewage treatment systems.
2. Preserve and promote the Town's historic and cultural resources.
 - a. Work with the existing and future owners of the former Kelford School to ensure that the property is properly preserved and maintained. Encourage owners to have the property listed on the National Register of Historic Places.
 - b. Support the use of County tax dollars to help finance a cultural resource inventory for Bertie County. A comprehensive inventory of historic properties has never been performed for the area. Many properties thought to be significant have already been demolished. A comprehensive inventory would identify and help protect the

County's remaining notable properties. Partial funding may be available through a grant from the Division of Archives and History.

3. Protect the Town's present and future water supply.
 - a. Oppose additional water withdrawals by large water users in Virginia; support State efforts to work with Virginia officials to limit groundwater withdrawals.
 - b. Support State efforts to develop a groundwater management plan for northeastern North Carolina. Support designation of the County as a Capacity Use Area under G.S. 143-215.13 should environmental officials deem this an appropriate water management strategy. Encourage development of computer models that would assist in determining acceptable locations and pumping rates for wells. Support continued monitoring of groundwater levels.
 - c. Support strict compliance with regulations addressing underground storage tanks. Support enforcement of registration rules, monitoring and testing rules, and design requirements.

B. Resource Production and Management

Kelford residents have relied on the area's natural resources for sustenance since the area was first settled in the early Eighteenth Century. Farming and forestry have always been important activities; many of the industries that have developed in the Kelford area--sawmills, wood and paper products operations, chicken processing plants--are based on natural resource development.

Bertie County's fertile agricultural land is considered the area's most valuable natural resource. As shown on the Map of Kelford Area Soils, much of the land in and surrounding the Town is considered Prime Farmland Soil by the U.S. Soil Conservation Service. The productivity of area soils is evidenced in its yields: in 1985, Bertie County ranked third in the State in peanut production and eighth in the production of corn for grain. The Town encourages the use of land outside of Town for agricultural production and will support efforts to increase the viability of the County's agricultural economy. The Town is concerned with preserving the area's Prime Farmland Soils. At the same time, agricultural uses should not have negative impacts on residential and commercial uses within the incorporated limits of the community or on the quality of the County's water and wetland resources.

Forestry is important in western Bertie County. The forest products industry provides employment for many area residents. Many landowners supplement their income with sale of timber from woodlots. Local officials have noted increased lumbering activity in the Kelford area in recent months and are somewhat concerned over its aesthetic and environmental impacts.

The Town supports commercial forestry operations and wood products industries if these activities will have no major adverse impacts on other productive and natural resources.

There are no areas in Kelford where mining or mineral processing activities are occurring. In general, the Town would support mining operations only if mining and related activities could be proven to have no negative effects on important agricultural land, water resources, and existing residential development.

The following is a listing of policy objectives the Town has adopted addressing the area's productive natural resources. Also included is a listing of activities the Town will attempt to take over the next five years in an effort to achieve these policy goals.

1. Protect and enhance agricultural uses in the Kelford area.

- a. Classify agricultural areas outside of Town as

Rural on the Town's Land Classification Map.

- b. Encourage farmers outside of Town owning ten acres or more to apply for use-value of their property.
 - c. Support State, Federal, and County policies and programs which encourage diversification of the local agricultural economy.
- 2. Preserve areas of prime farmland.
 - a. Use the County's detailed Soil Survey to identify areas of Prime Farmland; to the extent feasible, direct development to other areas and reserve Prime Farmland for agricultural uses.
 - b. Support State and Federal efforts to preserve areas of Prime Farmland.
 - c. Support State legislative efforts to develop a comprehensive statewide program for farmland preservation.
- 3. Ensure efficient, environmentally sound agricultural production.
 - a. Support use of Best Management Practices for land management and agricultural production.
 - b. Work with the Soil Conservation Service to encourage participation in the State's Agricultural Cost Share Program. Support increased State funding for this important incentive program.

C. Economic and Community Development

At one time, Kelford was a bustling railroad community. One freight rail line still serves Kelford, but now trains run only occasionally. People no longer come to Kelford to shop and socialize as they once did. Instead, residents from outlying areas and Kelford residents as well, travel to Windsor, Williamson, and Greenville to find the variety of stores and restaurants they seek. Kelford has become largely a residential bedroom community. Kelford residents now work, shop, and recreate in larger communities in Bertie County and elsewhere.

Nonetheless, people enjoy living in Kelford. They enjoy the intimacy of its small-town atmosphere. They appreciate the quiet side streets and the friendliness and concern the residents feel for one another. At the same time, Kelford residents want the community to grow. They would appreciate the opportunity to work and shop in the community in which they live. They would like to have more young people and young families in the community. The Perdue plant, just south of Kelford, employs over 3,000 workers. The Town would encourage employees working at the plant to live in Town and instead of commuting through Kelford, commute home to Kelford.

The Town supports new industrial and commercial development in Kelford and the surrounding area. The Perdue

plant is the mainstay of the County's economy. The Town appreciates its industrial neighbor and would support any proposed expansion of the plant. The Town would be interested in hosting a support industry for Perdue. The closest rail line to Perdue terminates in Kelford. The Town would be willing to work with developers to find a suitable site in Kelford or the surrounding area with rail and highway access. The Town will provide services to new development to the extent feasible.

The Town would appreciate new commercial development which would service the needs of local residents. Enterprises offering new employment opportunities for both technical and professional workers would be welcome. Although Bertie County is not a tourist area, the Town supports development of the tourism trade in the region. The Town is now attempting to obtain an antique caboose to serve as an historical museum and visitor center.

Although Kelford residents would like to see the area grow, they also want to preserve, if not enhance, the quality of life in the Town. New industrial and commercial development should benefit the community and not have negative impacts on natural resources and existing residential development. The Town would like to see the deteriorated structures in Town demolished and vacant lots redeveloped. The Town would like to see improvements in

dilapidated dwellings. The Town supports State and Federal programs which will assist them in achieving economic and community improvements.

The major constraint to the future development of the Town is its soils. The Town has no public wastewater treatment system and soils in the area are generally poor for the siting of traditional in-ground treatment systems. Thus, the Town will support use of nondischarging package treatment systems approved by the Department of Environmental Management. The Town supports research into alternatives to traditional in-ground systems.

Following is a listing of policy objectives the Town has adopted to provide for community growth and for the economic development of the Town. Included are strategies that the Town will attempt to implement over the next five years in a effort to achieve these policy goals.

1. Support expansion of existing area industries and recruitment of new industrial and commercial enterprises.
 - a. Work with Perdue officials and the County industrial developer to attract a Perdue-related service industry to Kelford.
 - b. Support the efforts of the Bertie County Economic Development Commission to bring new businesses into the County.

- c. Publicize opportunities for technical assistance for small businesses available from groups such as the Mid-East Commission and the Small Business Center at Roanoke-Chowan College.
- 2. Provide for the orderly growth of Kelford and land outside of Town.
 - a. Consider developing and adopting regulations controlling the location and appearance of mobile homes.
 - b. Try to "market" the community for residential purposes. Contact Perdue officials and discuss if and how a marketing strategy could be developed. Contact owners of vacant lots in Town and discuss their interest in marketing their properties for development.
- 3. Preserve and enhance the quality of life in Kelford.
 - a. Develop, adopt, and enforce a housing code.
 - b. Apply for assistance to construct tennis courts in the Town recreation park. Seek funding assistance from the Bertie Youth Task Force and the State Division of Parks and Recreation.
- 4. Strive for increased governmental cooperation.
 - a. Encourage the County to adopt and enforce a trash ordinance.

- b. Seek increased police protection for the Kelford area.
- c. Contact State transportation officials, State Highway Patrol, and Perdue officials, should traffic hazards posed by N.C. 308 continue to increase. Work together to determine how traffic problems could best be resolved.

D. Storm Hazards

North Carolina is well known for the hurricanes and tropical storms that batter its coastline and the tornados that ravage inland areas. Typically, the bulk of hurricane storm damage occurs in coastal areas. Hurricanes and tropical storms have however, caused severe damage in inland areas in the past. Thus, even inland counties and their local municipalities must effectively plan for storm hazards. This section summarizes the actions Bertie County and the Town of Kelford have undertaken to protect residents and resources from the damaging effects of hurricanes and other major storm events.

Hazard Areas

The Kelford area has no major creeks or rivers, or floodplain areas as identified by the Federal Emergency Management Agency (FEMA) that will pose a threat during a major storm event. Kelford has no Areas of Environmental Concern. High winds pose the greatest storm threat in the Kelford area. Falling trees and blowing debris could severely damage property and threaten human safety. Heavy rains also pose risks. Although there are no official FEMA-mapped floodplain areas within the community, drainage swales have been dug throughout most of the Town and there are several low-lying areas where water collects during normal rains. A small wetland area adjoins the Town on its

eastern edge. The heavy rain encountered with a major storm event will quickly fill drainage channels, low spots and wetlands, and localized areas of flooding are likely to occur.

Evacuation and Reconstruction

Bertie County adopted a disaster relief and assistance plan in 1983. Kelford is under the jurisdiction of this plan which is currently being revised by County emergency management officials. The Bertie County Plan is fairly broad in scope, covering man-made, as well as natural disasters.

The County's Emergency Management Coordinator has the responsibility of developing and conducting exercises to test the evacuation plan and will coordinate the action of local emergency services and operations during a storm event. The County Register of Deeds will serve as the public information officer during an emergency period. The Superintendent of County Schools is responsible for providing transportation to shelters. The County has five designated emergency shelters. Kelford residents would be directed to the West Bertie School in the event of an emergency.

Upon cancellation of emergency warnings and watches, the president of the Bertie County Rescue Squad will authorize reentry to all evacuated areas. When damages are

experienced, reentry will be based upon damage assessments and any rescue operations in progress. The County Tax Supervisor is to serve as County Damage Assessment Officer and carry out the County's Damage Assessment Plan. Should damage from a storm be especially severe, the County has the authority to impose a temporary moratorium on all development in the area. Such a measure would be used only if damage to a particular area is very serious and if redevelopment of the area in the same manner would pose residents with similar health and safety problems in the future. Recovery operations will be in accordance with Annexes D, E, F, and G of the North Carolina Disaster Relief and Assistance Plan. After emergency operations to restore public health and safety and initial damage assessment are completed, the Kelford Town Council will assume responsibility for ensuring orderly repair and rebuilding in the Town. The Town advocates the following schedule for staging and permitting repairs and construction in Kelford: first priority--replacement of essential services such as power, water, sewer, telephone, and roadways; second priority--major repairs; third priority--minor repairs; fourth priority--new development. All repairs and new development will be in conformance with applicable State and local development controls. Development outside of Town

in floodprone areas must comply with the County floodplain ordinance.

Coordinating Agencies

The State and Federal agencies involved in coordinating local storm hazard mitigation and hurricane preparedness activities are listed in Appendix B.

Policy Statements

The Town acknowledges that the Kelford area is subject to storms that threaten the health, safety, and welfare of its residents and the integrity of its natural and cultural resources. In an effort to plan for such natural storm disasters and to safeguard local residents, resources, and property, the Town has adopted the following storm hazard policy objectives.

1. Reduce the potential for loss of property and human lives through regulatory controls.
 - a. Enforce the State building code in all new construction.
 - b. Consider adopting a housing code.
2. Increase public awareness of the need for hurricane preparation.
 - a. Support the "preparedness" program the County Office of Emergency Management conducts in local schools.

- b. Participate in practice and drill exercises sponsored by the Office of Emergency Management.

E. Public Participation

The preparation of Kelford's Initial Land Use Plan was the responsibility of the Kelford Planning Board. At the time the Town applied for CAMA funding in the Spring of 1987, the Town had no standing board charged specifically with planning responsibilities. Thus, when the Town received its CAMA grant for preparation of an initial land use plan, as a first step, the Town Council established an official planning board. At this time, the Town Council is also serving as the Planning Board. The Council acting as the Town Council meets on the first Monday of every month; the Council acting as the Planning Board meets on the third Monday of every month.

The Kelford planning program began in January of 1988 with a workshop session where Board members were introduced to the planning process and CAMA planning guidelines. Board members agreed that public input should be an important part of the planning program. The group discussed conducting a public survey but decided instead to use the media to encourage attendance at Planning Board meetings and to inform residents of the work the group was involved in. All Planning Board meetings were advertized in advance in the News-Herald (and sometimes in the Bertie Ledger-Advance) as

being open to the concerned public (see Appendix C for Schedule of Meetings).

The Planning Board/Town Council will be the group(s) through which public input will be accepted as the planning program continues over the next five years. The Planning Board (Council) recognizes the importance of keeping the citizenry informed of current planning concerns and of receiving the comments and concerns of local residents. Thus, the Town has adopted the following policy objectives:

1. Solicit citizen input in all planning decisions.
 - a. Advertise all special Council meetings in the Bertie Ledger-Advance and the News-Herald; emphasize that citizens are invited and encouraged to attend all meetings dealing with planning issues. Periodically advertise the regular meeting dates of the Planning Board and the Council.
2. Conduct an annual evaluation of the policies and strategies to see what progress is being made.
 - a. Involve the public in the evaluation process by inviting them to attend the meeting(s) at which the policies and strategies will be discussed.

IV. LAND CLASSIFICATION

A. Purpose

Kelford has adopted a system of land classification and an official Land Classification Map to assist local officials in attaining policy objectives in the areas of resource protection, resource production, and economic and community development. Four broad categories of land classification have been developed and are delineated on the Town's Map of Land Classification.

The Map sets out a proposed development pattern for the Kelford area. Based on this classification scheme, the Town has designated areas it believes are appropriate to accommodate additional growth and development, and areas it believes should be left in a rural condition. The classifications reflect existing and proposed future land uses and attempt to link land use, policy objectives, and implementation actions.

This is the Town's first Land Classification Map. Until certification of this plan, the Town has been under the jurisdiction of Bertie County's 1986 Land Use Plan and Land Classification Map. If the County's and the Town's Classification Maps are compared, some inconsistencies are evident. On the County's Classification Map, most of the land in and around Kelford is classified Developed. As the Classification Map included in this plan has been drawn at

a much larger scale, the area could be classified in more detail. It is likely that the discrepancies now shown on the County's map will be resolved when the County updates its plan in 1990. Note that although the Town currently does not practice extraterritorial jurisdiction, local officials have unofficially chosen to classify land up to one-half mile outside of Town, according to the classification scheme described below.

B. Classification Scheme

The Town's land classification scheme is based on the guidelines for land classification outlined in the Coastal Area Management Act's Land Use Planning Guidelines. The general characteristics of each class are outlined in Exhibit 2.

1. Developed

The Developed classification encompasses about one-half of the land within the corporate limits of the Town. This classification reflects existing development within the Town. Almost all properties within the Developed area are currently served with public water. Garbage collection, police and fire protection, and all local public administrative services are also provided in the Developed area.

2. Transition

Transition areas delineate areas the Town believes are

most suitable to accommodate new development. These areas are currently undeveloped or developed for very low intensity uses. The Town would prefer that new development locate in Town rather than in rural outlying areas. By applying the Transition classification to almost all areas within Town, local officials are attempting to facilitate this pattern of development. New development occurring in the Transition areas as currently delineated can easily connect to public water. Garbage collection and Town administrative services would also be available to new development occurring in Transition areas inside the Town limits. In addition, Transition areas have access to either the Seaboard Rail Line, N.C. 308, or both, increasing the likelihood that these areas may one day be developed. As shown on the Map of Land Classification, Transition areas adjoin virtually all land within the Town limits not classified Developed. Transition areas also extend outside of Town north and south along N.C. 308, and water lines have already been extended north along N.C. 308 about 150 yards.

3. Rural

The Rural class encompasses most of the land outside of Town. These are areas of scattered residential development, farmland, and woodland. The Town supports

the continued use of these areas for agricultural and low density residential uses.

4. Conservation

The Conservation class denotes areas which, due to their environmentally sensitive nature or the hazards they pose to development, should be kept undeveloped. There are few places in the Kelford area where natural hazards occur. However, according to U.S. Geological Survey topographic maps, a small area of wetland occurs just east of the corporate limits. This wetland/swamp joins with two other small streams about two miles south of Kelford to form the Cashie River. This wetland is shown as Conservation on the Land Classification Map. This is a low-lying area, about 30 feet lower in elevation than the Town Hall in the center of Town. This area is wet most of the year and would be subject to flooding in times of heavy rain. Since development in this wetland area poses hazards to the developer and could have negative impacts on water quality downstream, the area has been designated Conservation on the Town's Map of Land Classification.

C. Intergovernmental Coordination

Prior to this Plan's preparation, the Town's consultant (Mid-East Commission) held discussions with the Bertie County manager as to the effects of Kelford having its own land use plan upon the County Land Use Plan. Assurance was given that such action presented no problem for the County or its policies as stated in their Land Use Plan.





The Town's Land Classification Map has been designed to guide the actions of private developers and public agencies at all levels of government, in activities affecting land development in the Kelford area. Many of the planning objectives set forth in the Town's Land Use Plan will enhance the land use goals of neighboring communities, the County, and the coastal region as a whole. The Town will work with the various public groups noted in this report to ensure that the planning objectives and policy actions adopted as part of this plan will be implemented as the Town develops over the next five years.

EXHIBIT 2
LAND CLASSIFICATION
General Characteristics of the Classes

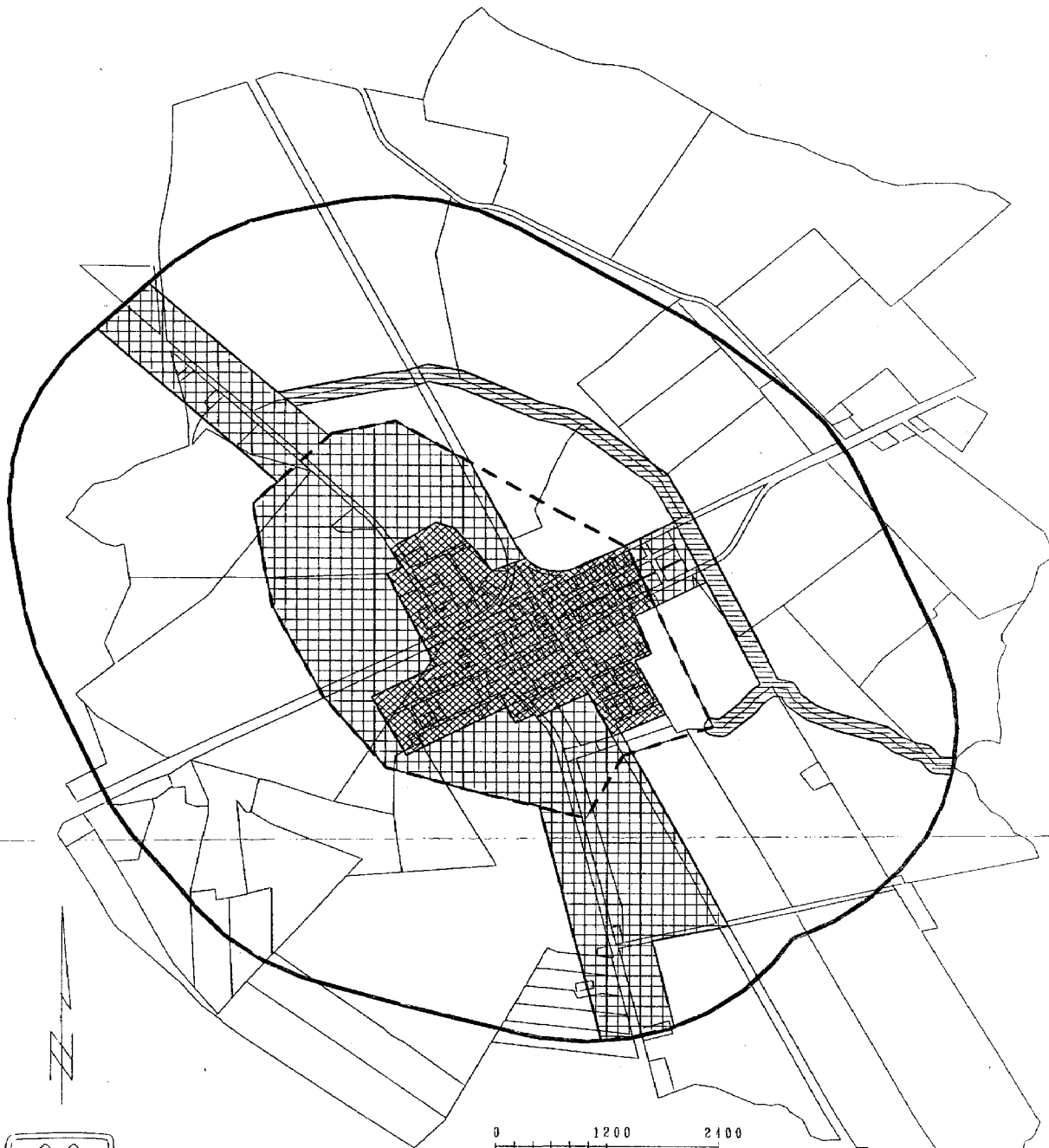
<u>DEVELOPED</u> CLASS	Purpose	- provide for <u>continued</u> intensive development
	Land Uses	- mixed: residential, commercial, industrial
	Services	- usually all urban services provided: water, garbage collection, police fire, etc.
	Density	- high, 3 or more dwelling units (du)/acre
	Lot Sizes	- usually small, in some areas averaging less than 20,000 sq.ft.
<u>Transition</u> CLASS	Purpose	- provide for <u>future</u> intensive development
	Land Uses	- mixed
	Services	- water service usually present or anticipated; police and fire protection usually provided (if provided in Developed Class)
	Density	- fairly high, usually 3 or more du/acre
	Lot Sizes	- usually small, many times averaging 20,000 sq.ft.
	Comment	- usually adjoins Developed Class
<u>RURAL</u> CLASS	Purpose	- agriculture and very low density residential
	Land Uses	- farming, forestry, residential
	Services	- none
	Density	- generally greater than 1 du/acre
	Lot Sizes	- not applicable
<u>CONSERVATION</u> CLASS	Purpose	- resource protection
	Land Uses	- wetlands, floodprone lands and other sensitive natural areas
	Services	- none
	Comment	- land basically to remain undeveloped or developed only under controlled conditions

KELFORD

LAND CLASSIFICATION

-  Developed
-  Transition
-  Conservation
-  Rural

-  Town Limits
-  One-half Mile Extraterritorial Jurisdiction (unofficial)



THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A GRANT PROVIDED BY THE NORTH CAROLINA COASTAL MANAGEMENT PROGRAM, THROUGH FUNDS PROVIDED BY THE COASTAL ZONE MANAGEMENT ACT OF 1972, AS AMENDED, WHICH IS ADMINISTERED BY THE OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION.



BIBLIOGRAPHY

- Agricultural Statistics North Carolina, 1986. N.E. Crop and Livestock Report Service, Raleigh, NC.
- Mid-East Commission, 1984. "County Spotlight, Kelford," Newsletter, Sept., p.4.
- North Carolina Department of Commerce, 1987. 1987-1988 Directory Manufacturing Firms, Raleigh, NC.
- North Carolina Department of Commerce, 1987. Division of Travel and Tourism, "1986 North Carolina Travel Study," Raleigh, NC.
- North Carolina Department of Cultural Resources, 1986. Division of Archives and History, correspondence, Jul. 8, Raleigh, NC.
- North Carolina Department of Cultural Resources, 1988. Division of Archives and History, correspondence, Jan. 25, Raleigh, NC.
- North Carolina Department of Natural Resources and Community Development, 1987. Division of Water Resources, "Aquifer Characteristics and Development Potential in Northeastern North Carolina," May, Raleigh, NC.
- North Carolina Department of Natural Resources and Community Development, 1988. Division of Parks and Recreation, correspondence, Jan. 12.
- Office of State Budget and Management, 1980. 1980 Census of Population and Housing-Characteristics of Persons," Raleigh, NC.
- Office of State Budget and Management, 1984. Statistical Abstract North Carolina State Government, 5th ed., Raleigh, NC.
- Office of State Budget and Management, 1986. Profile North Carolina Counties, 7th ed., Raleigh, NC.
- Office of State Budget and Management, 1987. North Carolina Municipal Population 1986", Nov., Raleigh, NC.
- Phelps, M., 1988. Bertie County Building Inspector, telephone interview, Feb.
- Stevenson and Associates, 1986. Bertie County Land Use Plan 1986, Greenville, NC.
- U.S. Department of Agriculture, 1982. Bertie County Special Soil Survey Report, S.C.S., Aug.
- U.S. Geological Survey, 1988. North Carolina Ground-water Quality, Open File Report 87-0743, page 6.

Appendix A
STATE REGULATORY DEVICES

AGENCY	LICENSES AND PERMITS
Department of Natural Resources and Community Development, Division of Environmental Management	- Permits to discharge to surface waters or operate wastewater treatment, plants or oil discharge permits; <u>NPDES</u> Permits (G.S. 143-215).
	- Permits for septic tanks to be used for industrial purposes (G.S. 143-215.3).
	- Permits for withdrawal of surface or groundwaters in capacity use areas (G.S. 143-215.108).
	- Permits for air pollution abatement facilities and sources (G.S. 143-215.108).
	- Permits for construction of complex sources; e.g., parking lots, subdivisions, stadiums, etc. (G.S. 143-215.109).
	- Permits for construction of a well over 100,000 gals/day (G.S. 87-88).

AGENCY	LICENSES AND PERMITS
Department of Natural Resources and Community Development, Division of Parks and Recreation	- Permits to dredge and/or fill in estuarine waters tidelands, etc. (G.S. 87-88).
Department of Natural Resources and Community Development, Division of Coastal Management	- Permits to undertake development in Areas of Environmental Concern (G.S. 113A-118).
	NOTE: Minor development permits are issued by local government.
Department of Natural Resources and Community Development, Division of Land Resources	- Permits to alter or to construct a dam (G.S. 143-215.66). - Permits to mine (G.S. 74-51). - Permits to drill an exploratory oil or gas well (G.S. 113-391).

AGENCY	LICENSES AND PERMITS
Department of Natural Resources and Community Development, Division of Land Resources, cont.	- Permits to conduct geographic exploration (G.S. 113-391).
	- Sedimentation erosion control plans for any land-disturbing activity of over one contiguous acre (G.S. 113A-54).
	- Permits to construct an oil refinery.
Department of Administration	- Easements to fill where lands are proposed to be raised above the normal high water mark of navigable waters by filling (G.S. 146.6(c)).
Department of Human Resources	- Approval to operate a solid waste disposal site or facility (G.S. 130-166.16).
	- Approval for construction of any public water facility that furnished water to ten or more residences (G.S. 130-160.1).

AGENCY	LICENSES AND PERMITS
Army Corps of Engineers (Department of Defense)	- Permits required under Section 9 and 10 of the Rivers and Harbors of 1899; permits to construct in navigable waters.
	- Permits required under Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972.
	- Permits required under Section 404 of the Federal Water Pollution Control Act of 1972; permits to undertake dredging and/or filling activities.
Coast Guard (Department of Transportation)	- Permits for bridges, causeways, pipelines over navigable waters; required under the General Bridge Act of 1946 and the Rivers and Harbors Act of 1899.
	- Permits required for off-shore drilling. Approvals of OCS pipeline corridor rights-of-way.

AGENCY	LICENSES AND PERMITS
Nuclear Regulatory Commission	<ul style="list-style-type: none">- Licenses for siting, construction and operation of nuclear power plants; required under the Atomic Energy Act of 1954 and Title II of the Energy Reorganization Act of 1974.
Federal Energy Regulatory Commission	<ul style="list-style-type: none">- Permits for construction, operation and maintenance of interstate pipeline facilities required under the Natural Gas Act of 1938.- Orders of Interconnection of electric transmission facilities under Section 202(b) of the Federal Power Act.- Permission required for abandonment of natural gas pipeline and associated facilities under Section 7C(b) of the Natural Gas Act of 1938.

Appendix B

AGENCIES COORDINATING STORM PREPAREDNESS

N.C. Division of Coastal Management

State Office: Division of Coastal Management
Department of Natural Resources
and Community Development
P.O. Box 27687
Raleigh, North Carolina 27611
(919)733-2293

Field Office: Division of Coastal Management
Department of Natural Resources
and Community Development
1424 Carolina Avenue
Washington, North Carolina 27889
(919)946-6481

N.C. Division of Emergency Management

(includes National Flood Insurance Program Information)

State Office: Division of Emergency Management
Department of Crime Control
and Public Safety
116 West Jones Street
Raleigh, North Carolina 17611
(919)733-3867

Regional Office: Area Emergency Management Coordinator
N.C. Division of Emergency Management
P.O. Box 124
Washington, North Carolina 27889
(919)946-2773

Federal Emergency Management Agency

National Office: Federal Emergency Management Agency
500 C Street, S.W.
Washington, D.C. 20472

Public Information: (202)287-0300
Publications: (202)287-0689

Appendix B, continued

Federal Emergency Management Agency, continued

Regional Office: Federal Emergency Management Agency
Region IV
1375 Peachtree Street, NE
Atlanta, Georgia 30309

Public Information:	(404)881-2000
Disaster Assistance	
Program:	(404)881-3641
Flood Insurance	
Program:	(404)881-2391

Appendix C

KELFORD LAND USE 1988 PLANNING PROGRAM

Schedule and Subject of Meetings

January 18	Introductory Workshop
February 15	Socioeconomic Conditions
March 21	Issues Workshop Part I: Regulatory Checklist
April 20	Issues Workshop Part II: Development Constraints
May 16	Issues Workshop Part III: Development Constraints (Community and Public Facilities)
June 20	Policy Statements and Implementation
July 18	Policy Statements (continued) and Land Classification
September 19	Review Final Draft Plan

US Department of Commerce
NOAA Coastal Services Center Library
2024 South Hobson Avenue
Charleston, SC 29405-2413

NOAA COASTAL SERVICES CENTER LIBRARY



3 6668 14101 5836